

MINUTE RECORD OF THE CITY OF SAN ANGELO PLANNING COMMISSION MEETING HELD ON MONDAY, SEPTEMBER 19, 2016, AT 9:00 AM IN THE SOUTH MEETING ROOM OF THE MCNEASE CONVENTION CENTER, 501 RIO CONCHO DRIVE, SAN ANGELO, TEXAS

PRESENT: VALERIE PREISS (CHAIR), TERI JACKSON (VICE CHAIR), RYAN SMITH, SAMMY FARMER, MARK CRISP, JOE SPANO, TRAVIS STRIBLING

ABSENT: N/A

STAFF: Jon James, AICP – Planning and Development Services Director
Rebeca Guerra, AICP, LEED-AP, CPD – Planning Manager
Dan Saluri, Esq. – City Attorney’s Office
Al Torres, Building Official
Joe Mangrem, Assistant City Engineer
Lance Overstreet, Stormwater Engineer
Kent Conner, Project Engineer
David Stallworth, AICP – Principal Planner
David Fee, AICP – Senior Planner
Jeff Fisher – Planner I

I. Call to order.

Chairwoman and Commissioner Valerie Priess called the meeting to order at 9:02 a.m. and established that a quorum of seven (7) was present.

II. Prayer and Pledge.

The prayer was delivered by Mr. Don Dunavant with Wesley Trinity United Methodist Church. The pledge was led by Chairperson Valerie Priess.

III. Consent Agenda:

- A. Consideration of approving the August 15, 2016, Planning Commission meeting minutes.
- B. Bentwood Country Club Estates, Section Eight-F

Item B was moved to the Regular Agenda.

A Motion to APPROVE Item A, the August 15, 2016, Planning Commission Minutes, was made by Commissioner Jackson; Commissioner Smith seconded the Motion. The motion carried unanimously, 7-0.

IV. Regular Agenda:

1. Subdivision Plats

The Planning Commission has final authority for approval; appeals may be directed to City Council

A. Bentwood Country Club Estates, Section Eight-F

Public Hearing and consideration of a request for approval of a Final Plat for Bentwood Country Club Estates, Section 8-F.

Jeff Fisher, Planner, outlined the proposed request for a Final Plat on the subject 9.058-acre tract near North Bentwood Drive and West Loop 306. He explained the applicant's request for one large commercial lot on a new cul-de-sac street called "Kapalua Court." Based on the plat conforming to the governing preliminary plat for the area and all other requirements, Mr. Fisher indicated Planning Staff is recommending approval subject to the 10 conditions of approval outlined in the Staff Report, subject to a modification on Condition #3 by Engineering Services.

Lance Overstreet, Stormwater Engineer, clarified a proposed modification to Condition #3 that includes examining drainage coming into and out of this site, as well as the cumulative impacts on adjacent areas in Bentwood. His department is concerned with outfall going towards Foster Road.

There was no public comment.

Commissioner Smith made a Motion to APPROVE the Final Plat, modifying Condition #3 in the Staff Report to read: "a master drainage plan/study shall be submitted incorporating all undeveloped and developed areas that contribute to the outfall location of the current site being developed and a plan of when and how Bentwood will be controlling the current downstream affects that are taking place." Commissioner Crisp seconded the Motion. The Motion passed unanimously, 7-0.

B. Replat of Parts of Blocks 54, 55 and 84, Fort Concho Addition

Public hearing and consideration of a request for approval of a Replat of Parts of Blocks 54, 55 and 84, Fort Concho Addition and two (2) Variances: a Variance from Chapter 10, Section III.A.2. to allow for a 36-foot paving width in lieu of 40 feet and no sidewalk for East Highland Boulevard, a Local Street and a Variance from Chapter 10, Section III.A.2. to allow for a 36-foot paving width in lieu of 40 feet for Rust Street, a Local Street.

Jeff Fisher, Planner, outlined the proposed request for a Replat on three separate properties totaling 3.769 acres adjacent to East Washington Drive and Burgess Street. He explained that the purpose of the replat is to consolidate the Fort Concho Elementary School holdings into one plat to facilitate a future Planned Development and allow the school to expand. The current zoning does not allow future school expansions, and the associated Planned Development and replat will this to occur. Mr. Fisher explained that the replat will conform with the City's Comprehensive Plan which supports elementary schools in this location, as well the intent of purpose statements in the Subdivision Ordinance for logical and orderly growth. He further indicated that Planning Staff is recommending approval of the replat subject to the 3 conditions of approval in the Staff Report, including the requirement for a sidewalk along East Highland Boulevard which is part of a school zone, and which connects to an existing sidewalk on Burgess Street.

Rebeca Guerra, Planning Manager explained that the sidewalk requirement as part of this replat will only be for a portion of East Highland Boulevard, and that the developer has agreed to install the remainder of the sidewalk through their building permit application.

Russell Gully, SKG Engineering, representative for the applicant, indicated that the variance request is not to avoid constructing a sidewalk along East Highland Boulevard, but to defer construction until the building permit stage.

Jon James, Planning and Development Services, indicated that the wording of the sidewalk condition is to allow construction at the permit stage, prior to occupancy.

Commissioner Stribling made a Motion to APPROVE the Replat, APPROVE the variance to maintain a 36-foot paving width for Rust Street, and REQUIRE a 4-foot wide sidewalk along the right-of-way of East Highland Boulevard, with construction taking place through the Site Plan at the time of permitting. Commissioner Spano, seconded the Motion. The Motion passed unanimously, 7-0.

2. Rezoning and Special Uses

City Council has final authority for approval of Rezoning and Special Uses.

A. Z16-07: Glen Meadows Baptist Church

Public hearing and consideration of a request for approval of a Zone Change from the Ranch and Estate (R&E) Zoning District to the General Commercial (CG) Zoning District, generally located along the west side of Knickerbocker Road, between Red Bluff Road and Hilltop Drive, on 30.00 acres.

Chairperson Preiss introduced Regular Agenda Item III.2.A and read the project description into the record. David Stallworth, Principal Planner, provided a brief synopsis of the case. Mr. Stallworth indicated the location for the subject area, showed existing site conditions as well as various perspectives of the surrounding area. Mr. Stallworth concluded his presentation with a recommendation of DENIAL, along with his basis for the recommendation. Mr. Stallworth indicated, however, that a zone change to the "Neighborhood Commercial" Zoning District could be supported by Staff.

Mr. Russell Gully, SKG Engineering, representing Glen Meadows Baptist Church, approached the podium, identified himself, and proceeded to address the Commission. Mr. Gully posited that the Commission should approve the Zone Change as requested opining that churches are more of a "Special Opportunity" than an "Interpretive Center," as called for in the Lake Nasworthy Master Plan. Mr. Gully continued to opine that a church-affiliated school could only operate within the General Commercial zone. Mr. Gully provided the Commission with some color renderings of proposed buildings.

Commissioner Crisp asked if the CN zoning category would support a school that was affiliated with a church. Chairperson Preiss asked why the City would do anything against the church, noting the good things they do. Jon James, Planning and Development Services Director, concluded that a church-affiliated school could operate on the property under a CN or CO (Office Commercial) zoning category without the need for a Conditional Use Permit. Commissioner Stribling found Mr. James' clarification acceptable. Mr. James further responded that the concerns weren't with the church itself, but rather with whatever remaining unused portions of the property that would be subject to future speculation, further stating that General Commercial did not fit either the Future Land Use under the City's Vision Plan or the direction of the Lake's Master Plan. Commissioner Crisp asked if conditions could be imposed to accommodate the zone change request. Mr. James answered no.

Mr. Wesley Mikeska, an officer of Glen Meadows Baptist Church, approached the podium, identified himself, and proceeded to address the Commission. He indicated that about 20-25 acres would be sufficient for their development, but the church intended to sell off any surplus land to a suitable buyer at its discretion. Mr. Mikeska did clarify that a school operation was not in the church's immediate future, however. Mr. Mikeska brought up Staff's point regarding lack of adequate sewer facilities in the area to support any new development and countered that a church would be far less a strain on existing facilities than would what the Lake's Master Plan intends for that area. Mr. Mikeska appeared amenable to the possibility of changing the zoning to a less intensive zoning category. Rebeca Guerra, Planning Manager, clarified that a school affiliated with the church may be allowed under a CN zoning category, but once the school is sold off to an

independent entity, Conditional Use approval would then be required. Commissioner Jackson noted that many of the uses cited in the Lake's Master Plan are allowed under the CG zone, while Commissioner Farmer opined that the CG zoning will give the church more latitude when the church divests itself of any surplus property.

Commissioner Stribling asked for clarification on Staff's recommendation for a lesser zoning category. Ms. Guerra explained that Staff did not find the request to be consistent with the City's long term Comprehensive Plan, noting that the area has a Future Land Use designation of "Transitional." Ms. Guerra further noted that the request was not consistent with the Lake's Master Development Plan, which indicates that Neighborhood Commercial would be a better fit for this area as it would employ less intensive commercial development. Mr. Stallworth noted that General Commercial zoning exists at opposite sides of the subject property, as does Neighborhood Commercial. Commissioner Spano opined that he did not see any sense behind the suggested downzoning. Mr. James noted that the KOA to the south could work in a CN zoning category. Mr. James further noted that although existing commercial uses to the north was not as intense as they could be, the underlying fear is that more intense and undesirable uses could inevitably be introduced into the area, should GC zoning be approved. Commissioner Smith asked when the existing adjacent CG zoning was put into place. Mr. James responded by stating that these zones predated the Lake's Master Development Plan. Mr. Gully approached the podium once more and reiterated that previous discussions with the City centered on introducing General Commercial-level development within the site along Knickerbocker which would be similar to that found further north along Knickerbocker. Mr. Gully concluded that any transitioning would not be between existing commercial zones along Knickerbocker, but would rather be between potential commercial development along Knickerbocker and residential uses to the west.

Commissioner Jackson made a Motion to recommend APPROVAL of the Zone Change from "Ranch and Estate (R&E)" to "General Commercial (CG)." Commissioner Farmer seconded the Motion. The Motion passed, 5-2 (Stribling and Smith dissenting).

B. PD16-04: SAISD

Public hearing and consideration of a request for approval of a Zone Change from the Low Rise Multi-Family Residence (RM-1) and Light Manufacturing (ML) Zoning Districts to the Planned Development (PD) Zoning District for the San Angelo Independent School District for a school with accessory uses, generally located north, east, and southwest of the intersection of East Washington Drive and Burgess Street, on 3.769 acres.

David Fee, Senior Planner, outlined the case. The Future Land Use of the site is Campus/Institutional, Neighborhood, and Commercial and current zoning is Low Rise Multi-Family Residence (RM-1) and Light Manufacturing (ML). He outlined Planning Staff's rationale to recommend approval of the application subject to seven conditions of approval. The rationale included that the request was consistent with the Future Land Use designations, that the school use is a well-established neighborhood school, and that the use is not incompatible with surrounding uses.

Russell Gully, SKG Engineering, representing the applicant, asked for Condition of Approval #4 to be amended to allow for driveway widths to be determined by the Fire Department. Staff indicated they did not have any objections to the request.

Commissioner Smith made a Motion to recommend APPROVAL of the Zone Change from the Low Rise Multi-Family Residence (RM-1) and Light Manufacturing (ML) Zoning Districts to the Planned Development (PD) Zoning District for the San Angelo Independent School District for a school with accessory uses, modifying the last sentence of Condition #4 in the Staff Report to read: "all driveways shall meet the minimum requirements as determined by the Fire Department." Commissioner Crisp seconded the Motion. The Motion passed unanimously, 7-0.

C. SU16-01: San Angelo Country Club

Public hearing and consideration of a request for approval of a Special Use to allow for a Golf Course with Incidental Uses and Buildings within the Single-family Residential (RS-1) Zoning District, generally located west of the intersection of Country Club Road and Ben Ficklin Road, on 177.450 acres.

David Stallworth, Principal Planner, provided a brief synopsis of the case. Mr. Stallworth indicated the location for the subject area, showed existing site conditions as well as various perspectives of the surrounding area. Mr. Stallworth concluded his presentation with a recommendation of APPROVAL, along with his basis for the recommendation.

Mr. Russell Gully, SKG Engineering, representing the applicant, approached the podium, identified himself, and proceeded to address the Commission. Mr. Gully asked about the need for recommended Condition number two, which required Urban Design Review for any future building permits on the subject property. Rebeca Guerra, Planning Manager, responded that the Condition was necessary because of residential adjacency and the need to maintain compatibility. Jon James, Planning and Development Services Director expounded by stating that any applicant aggrieved by a Staff decision made during an Urban Design Review may

appeal the decision to the Planning Commission. Mr. Gully opined that the Condition was nothing more than more “governmental red tape” and unnecessary regulation, citing that the Country Club would not do anything that was detrimental to itself.

Commissioner Smith made a Motion to recommend APPROVAL of the Special Use to allow for a Golf Course with Incidental Uses and Buildings within the Single-family Residential (RS-1) Zoning District, subject to all Conditions recommended by Staff. Commissioner Stribling seconded the Motion. The Motion failed, 2-5 (Preiss, Spano, Jackson, Farmer and Crisp dissenting).

Commissioner Spano made a Motion to recommend APPROVAL of the Special Use to allow for a Golf Course with Incidental Uses and Buildings within the Single-family Residential (RS-1) Zoning District, subject to all Conditions except Condition number two (2). Commissioner Jackson seconded the Motion. The Motion passed, 5-2 (Stribling and Smith dissenting).

3. Conditional Uses

The Planning Commission has final authority for approval; appeals may be directed to City Council.

A. Amendment to CU15-13: Lopez

Public hearing and consideration of a request for an Amendment to a Conditional Use for the expansion of a Research and Development Laboratory for Tire Performance Testing, as outlined in Section 415 of the Zoning Ordinance, in the General Commercial (CG) Zoning District, generally located at the northeast corner of South Bell Street and Coke Street, on 0.456 acres.

Jeff Fisher, Planner, outlined the request to amend a previous Conditional Use approval to allow the expansion of a tire testing facility onto the applicant's third lot, Lot 22. He explained that the previous approval had prohibited construction on this lot given adjacency to a residential property. However, Mr. Fisher explained that Planning Staff is recommending approval of the amendment, provided a condition be imposed that no equipment generating loud noise is allowed on Lot 22. He stated that Staff believes impacts will be minimized through imposition of this condition, and the other six conditions outlined in the Staff Report.

Commissioner Jackson asked how many parking spaces were on the site.

Mr. Fisher responded that there were 6 parking spaces on site and only 5 were required under the Zoning Ordinance.

Commissioner Jackson if cars were delivered by appointment.

Mr. Fisher stated that he understood this to be correct.

Ricardo Luna, Quality Manager for the applicant, spoke in support of the application.

Commissioner Jackson indicated that she received an opposition letter concerned about spillover parking onto Coke Street. She asked Mr. Luna how parking was being addressed.

Mr. Luna indicated that this is not a retail facility and as a private facility, tires would be dropped off and most of the parking would be for the employees. Referring to the PowerPoint presentation site plan slide, Mr. Luna showed the Planning Commission where the 6 parking spaces would be on the site.

Commissioner Crisp made a Motion to APPROVE the request subject to the 7 Conditions of Approval contained in the Staff Report, and Commissioner Smith seconded the Motion. The Motion passed unanimously 7-0.

B. CU16-08: Cornerstone Christian School

Public hearing and consideration of a request for approval of a Conditional Use to allow for a School use, as outlined in Section 314.I of the Zoning Ordinance, in the Single-Family Residence (RS-1) Zoning District, generally located northeast of the intersection of North Jefferson Street and North Monroe Street, on 3.440 acres.

David Fee, Senior Planner, outlined the request for a Conditional Use to allow the expansion of an existing school for a new shade canopy in a Single-Family Residential (RS-1) Zoning District. Mr. Fee explained that the shade canopy would be installed above an existing playground structure, and that while the existing school building and playground structure are legal non-conforming, any new development requires a conditional use. Mr. Fee outlined Staff's recommendation to approve the request, subject to the 4 conditions outlined the Staff Report. Staff's rationale included that the playground is only partially visible from North Jefferson Street, that the new canopy will comply with the RS-1 development standards, and that the school has already existed in this location since 1986.

Commissioner Jackson asked why a conditional use is being brought forward and not a zone change.

Rebeca Guerra, Planning Manager, explained that a conditional use was the best option in this case given that the property is zoned residential and located within a residential area. In addition, she stated that a conditional use allows conditions to be imposed to mitigate any nuisances.

There was no public comment.

Commissioner Smith made a Motion to APPROVE the request subject to the 4 Conditions of Approval contained in the Staff Report, and Commissioner Stribling seconded the Motion. The Motion passed unanimously 7-0.

The Planning Commission took a short recess at 10:20am. The meeting resumed at 10:27am.

4. Expansion of Non-Conforming Uses

The Planning Commission has final authority for approval; appeals may be directed to City Council.

A. NCU16-03: SAISD

Public hearing and consideration of a request for an Expansion of a Non-Conforming Use (school) to allow for the construction of a 12-foot high, 1,125-square foot shade structure over an existing playground, as defined in Section 609 of the Zoning Ordinance, in the Light Manufacturing (ML) Zoning District, generally located on the northeast corner of the intersection of East Highland Boulevard and Burgess Street, on 1.299 acres.

David Fee, Senior Planner, outlined the request for an Expansion of a Non-Conforming Use to allow a new shade structure for an existing elementary school. Mr. Fee outlined Planning Staff's rationale to recommend approval of the application, subject to the 2 conditions in the Staff Report, on the basis that the school has already existed on the site for 30 years, and that the shade structure would protect children from UV rays and heat.

Commissioner Jackson asked why the applicant submitted this request when they already received approval today for the associated Planned Development for the properties.

Rebeca Guerra, Planning Manager, explained that funding for the shade structure was contingent on being able to erect the structure within a certain time. The Planned Development still required City Council approval which would require another 2 hearings. Approval of this application for expansion

of a non-conforming use will allow the shade structure to be erected while the Planned Development application is still in process.

There was no public comment.

Commissioner Crisp made a Motion to APPROVE the request subject to the 2 Conditions of Approval contained in the Staff Report, and Commissioner Jackson seconded the Motion. The Motion passed unanimously 7-0.

5. Sign Variances

The Planning Commission has final authority for approval; appeals may be directed to City Council.

Principal Planner David Stallworth presented both requests, SV16-02 and SV16-03, as part one presentation as outlined below under Item B.

A. SV16-02: His Harvest Ventures

Public hearing and consideration of a request for approval of a Sign Variance from Section 12.04.006(b)(8) of the Sign Regulations to erect two off-premise signs with less than 500 feet in distance separation, generally located along the south side of the eastbound frontage road of West Loop 306, approximately 1328 feet east of North Bentwood Drive, on 23.768 acres.

B. SV16-03: His Harvest Ventures

Public hearing and consideration of a request for approval of a Sign Variance from Section 12.04.006(b)(8) of the Sign Regulations to erect two off-premise signs with less than 500 feet in distance separation, generally located along the southwest side of North Bryant Boulevard, approximately 420 feet northwest of West 23rd Street, on 0.84 acres.

David Stallworth, Principal Planner, outlined both requests for Sign Variances to allow 2 new off-site signs with 2 double-faces. The Sign Ordinance only allows each sign to have 1 double-face. Mr. Stallworth showed the Commission existing legal non-conforming off-sites in the city that had 2 double faces but explained that this is not allowed under the current Sign Ordinance. He went on to explain the criteria for a sign variance and that Staff is recommending denial based on the premise this criteria is not met. Mr. Stallworth explained that the applicant wants to double the permitted sign area which may undermine the variance process.

Mr. Ty Jones, the applicant, believes that the Sign Ordinance is vague and the number of sign faces allowed on a sign is unclear.

Commissioner Farmer asked if City Legal Services has been consulted on these cases.

Jon James, Director of Planning and Development Services indicated that Legal Services has been consulted.

Al Torres, Building Official, explained that the applicant purchased the signs from a previous owner and now want to add 2 double-faced signs which were not originally requested nor permitted.

Commissioner Smith made a Motion to DENY request SV16-02, and Commissioner Stribling seconded the Motion. The Motion passed 5-2 with Commissioners Smith, Stribling, Priess and Jackson voting in favor, and Commissioners Farmer and Crisp voting against.

Commissioner Smith made a Motion to DENY request SV16-03, and Commissioner Stribling seconded the Motion. The Motion passed 5-2 with Commissioners Smith, Stribling, Priess and Jackson voting in favor, and Commissioners Farmer and Crisp voting against.

C. SV16-04: Fat Boss Pub

Public hearing and consideration of a request for approval of two Variances from Section 12.04.005(b)(1)(C) of the Sign Ordinance: (1) to allow a freestanding sign (roof sign) to be setback 2 feet from the curb line of South Chadbourne Street in lieu of 10 feet, and (2) to allow a sign height of 29 feet in lieu of 20 feet, generally located southeast of the intersection of East Beauregard Avenue and South Chadbourne Street, on 0.075 acres.

Jeff Fisher, Planner, outlined the request for a new freestanding sign on top of an existing canopy for the applicant, Fat Boss Pub. He explained that the applicant has limited options to place a sign that is visible from north and south of the street to attract customers to the establishment. Allowing a sign on top of the projecting canopy would increase visibility and better promote the establishment. He outlined Staff's recommendation of approval, subject to the 4 conditions contained in the Staff Report, including approval from City Council for the sign and canopy which encroach into the public right-of-way. Rationale for approval included that the large windows on the façade restrict placement of a large enough sign, and that the sign is only 45% of the maximum allowable sign area in the River Corridor. .

Commissioner Crisp made a Motion to APPROVE the request subject to the 4 Conditions of Approval contained in the Staff Report, and Commissioner Farmer seconded the Motion. The Motion passed unanimously 7-0.

6. Text Amendment

City Council has final authority for approval of Text Amendments.

A. Zoning Ordinance Text Amendment – Intermodal Containers

Discussion and possible action regarding a text amendment to *Chapter 12, Exhibit "A" Zoning Ordinance*, for Intermodal Containers.

Rebeca Guerra, Planning Manager outlined the amendment. She provided photos of existing intermodal containers that have been placed on properties within the City of San Angelo. She then outlined the new development standards for these containers in the draft text amendment. These indicated the proposed prohibition of these containers in RS-1, RS-2, RS-3, RM-1, RM-2, MHP, MHS, CO and CBD zoning districts, as well as in the River Corridor, Historical Overlay Zones, and on historically-designated properties. At present, intermodal containers are allowed in all non-residential zones. The proposed amendment would change where they are allowed, and impose new development standards and screening requirements.

Commissioner Smith asked if these containers would still be allowed as buildings.

Ms. Guerra agreed and clarified the amendment only regulates them when they are used as storage but not as a building.

Ms. Guerra also explained that the text amendment was reviewed by the development task force for their feedback.

Commissioner Smith raised concerns with respect to restricting the number of intermodal containers to 1 on Ranch and Estate (R&E) zoned sites greater than 5 acres, particularly if being used for agricultural storage.

Jon James, Director of Planning and Development Services indicated many R&E properties are residential in nature, and not larger agricultural properties.

Chairwoman Priess opened the meeting for public comment.

Mr. Wesley Mikeska of Pro-Line Rentals indicated that he rents and sells intermodal containers. He asked why these containers would be prohibited in the Office Commercial (CO) Zoning District.

Ms. Guerra explained that the CO zone is for professional offices, not retail commercial, and that these containers would generally not be needed in this zone.

Mr. Wesley Mikeska asked if stacking was acceptable.

Jon James, Director of Planning and Development Services indicated that stacking will be prohibited in the text amendment.

Commissioner Spano asked why the containers have to be painted in certain zoning districts even if they are only on a site for a limited amount of time.

Mr. James indicated the requirement to paint the structures is not uncommon and is required in other cities.

Chairwoman Priess indicated that more time is needed for the Commission to review the proposed amendment.

Commissioner Smith made a Motion to TABLE the proposed text amendment to provide more time to review, and Commissioner Spano seconded the Motion. The Motion passed unanimously 7-0.

B. Zoning Ordinance Text Amendment – Portable Storage Containers

Discussion and possible action regarding a text amendment to *Chapter 12, Exhibit "A" Zoning Ordinance*, for Portable Storage Containers.

Rebeca Guerra, Planning Manager outlined the amendment. She indicated that temporary storage containers under the amendment would be allowed in any zoning district for a maximum of 30 days, up to twice a year. Containers falling under this category would not be subject to the standards of the intermodal containers mentioned in the earlier text amendment discussed today.

There was no public comment.

Commissioner Smith made a Motion to TABLE the proposed text amendment to provide more time to review, and Commissioner Jackson seconded the Motion. The Motion passed unanimously 7-0.

C. Zoning Ordinance Text Amendment – Accessory Structures in the Ranch and Estate (R&E) Zoning District

Discussion and possible action regarding a text amendment to *Chapter 12, Exhibit "A" Zoning Ordinance*, for Accessory Structures

Jon James, Director of Planning and Development Services, outlined the amendment. He indicated that the purpose of this amendment was to allow increased coverage of accessory structures on Ranch and Estate (R&E) zoned properties. Presently they are restricted to a total floor area equal to the size of the house, or 100%. The amendment allows increase coverage on larger R&E lots, up to 5% of the lot area.

There was no public comment.

Commissioner Smith made a Motion to TABLE the proposed text amendment to provide more time to review, and Commissioner Stribling seconded the Motion. The Motion passed unanimously 7-0.

V. Director's Report.

Discussion regarding the upcoming Northwest Texas Elected & Appointed Officials Planning Workshop in Midland on Friday, August 26, 2016.

Jon James, Director of the Planning and Development Services Department, reminded the Planning Commissioners of the upcoming 2-day State Planning Conference which will take place on November 3rd and 4th in San Antonio. He asked if the Commissioners could notify Planning Staff by October 1, 2016, to ensure funds are made available for this event.

Chairwoman Priess asked if Planning Staff could provide prior to the next meeting when each Board Member's term has expired.

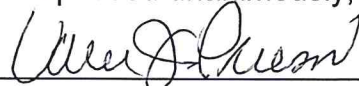
Mr. James indicated this information would be provided prior to the next meeting.

VI. Future meeting agenda and announcements.

Chairperson Priess indicated that the next regular meeting of the Planning Commission was scheduled to begin at 9:00 a.m. on **Monday, October 17, 2016**, in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

VII. Adjournment.

Commissioner Smith made a Motion to adjourn at 11:49 a.m., and Commissioner Spano seconded the Motion. The Motion passed unanimously, 7-0.



Valerie Preiss, Chairperson,
Planning Commission